

For Immediate Release



Griffin Institutional Access® Real Estate Fund Surpasses \$3 Billion in Assets Under Management

El Segundo, Calif. (March 6, 2019) – Griffin Capital Company, LLC (“Griffin Capital”), a leading private investment firm, today announced Griffin Institutional Access Real Estate Fund (the “Fund”) surpassed \$3 billion in assets under management, less than five years since its inception on June 30, 2014.

“We attribute our success to our ability to deliver on the Fund’s stated investment objective of generating returns comprised of both current income and capital appreciation with moderate volatility and low correlation to the broader markets,” said Dr. Randy I. Anderson, President, Griffin Capital Asset Management Company. “Moving forward, we will continue to utilize a research-based approach to actively allocate across public and private real estate securities in an effort to deliver strong risk-adjusted returns for our investors.”

“We could not be more pleased, the combination of the Fund’s investment philosophy, our asset management expertise, and partnerships with world-class institutional sub-advisors has been embraced by our distribution partners who have made the Fund an integral component of their clients’ investment portfolios,” said Kevin A. Shields, Chairman and CEO of Griffin Capital. “We are extremely proud of the value we have created for our investors since inception and very thankful for the continued support we receive from both our distribution partners and our investors.”

About Griffin Capital Company, LLC

Griffin Capital Company, LLC (“Griffin Capital”) is a leading alternative investment asset manager that, for more than two decades, has established a reputation for leadership, innovation, and consistent results in the alternative investments industry.

Griffin Capital’s alternative investment solutions include three groups of complementary products: actively managed interval funds in the company’s Institutional Access® fund family, non-listed real estate investment trusts (REITs) and tax-advantaged private strategies including Delaware Statutory Trusts (DSTs) and a Qualified Opportunity Zone Fund (QOF). The firm’s investment strategies include diversified core real estate and global corporate credit securities, as well as direct real estate ownership in sector-specific portfolios focused on net leased essential office and industrial assets, clinical healthcare properties, grocery-anchored shopping centers and multifamily real estate assets.

(MORE)

These solutions include: Griffin Institutional Access Credit Fund, Griffin Institutional Access Real Estate Fund, Griffin Capital Essential Asset® REIT II, Griffin Institutional Property Exchange DSTs, Griffin Capital Qualified Opportunity Zone Fund, and Phillips Edison Grocery Center REIT III. Griffin Capital Securities, LLC, Member FINRA/SIPC, is the dealer manager for non-traded programs sponsored by Griffin Capital Company, LLC and the exclusive wholesale marketing agent for the Company's interval funds distributed to investors through independent and insurance broker dealers, national wirehouses and registered investment advisors.

Additional information is available at www.griffincapital.com.

Forward-Looking Statements:

This press release contains statements that constitute "forward-looking statements," as such term is defined in Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, and such statements are intended to be covered by the safe harbor provided by the same. These statements are based on management's current expectations and beliefs and are subject to a number of trends and uncertainties that could cause actual results to differ materially from those described in the forward-looking statements; no assurance can be given that these expectations will be attained.

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